



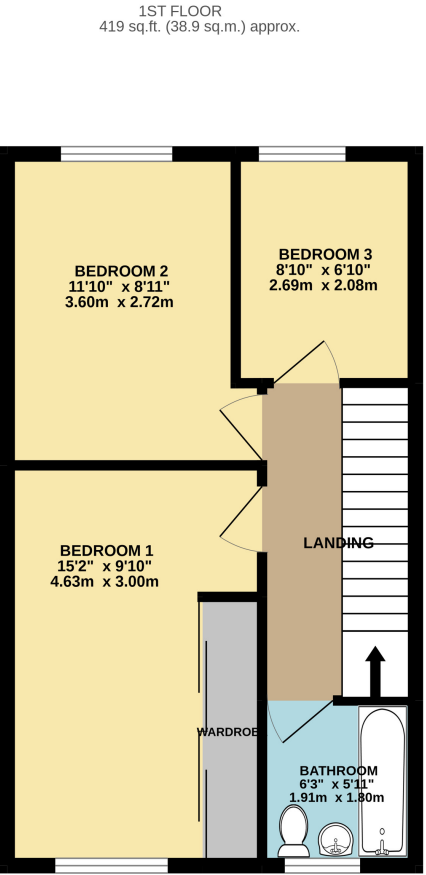
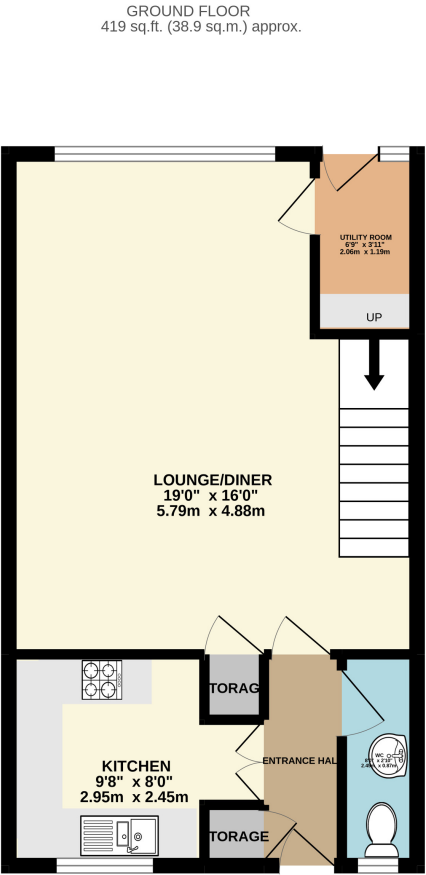
Don Close, Tilehurst, Reading, Berkshire. RG30 4YL.

£325,000 Freehold

Offered to the market is this spacious three bedroom end of terrace house. The property is within a reasonable distance of the 17 bus route which leads to Reading town centre and is close to various local shops and amenities. Further accommodation includes a lounge diner, a refitted kitchen, utility room, downstairs wc and a first floor family bathroom. Other features includes gas central heating, double glazed windows, and a front and rear garden.

- Three Bedrooms
- Lounge Diner
- Refitted Kitchen
- Downstairs WC
- Enclosed Rear Garden
- Close to Public Transport
- Close to McIlroy Park
- Gas Central Heating





TOTAL FLOOR AREA : 837 sq.ft. (77.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Description

Ground Floor

Entrance Hall

Laminate wood flooring, access into all ground floor rooms.

Lounge Diner

19' 0" x 16' 0" MAX (5.79m x 4.88m) Laminate wood flooring, double radiator, rear aspect double glazed window, television point, telephone point, understairs storage.

Kitchen

9' 8" x 8' 0" (2.95m x 2.44m) Front aspect double glazed window, tiled walls and flooring, range of base and eye level units, one and a half sink with drainer, gas hob with single oven and extractor hood, home to boiler, space for white goods.

Utility

6' 9" x 3' 11" (2.06m x 1.19m) Vinyl flooring, space for white goods, door leading into rear garden.

Downstairs WC

8' 0" x 2' 10" (2.44m x 0.86m) Front aspect double glazed windows, tiled walls and flooring, low level wc, wash basin, double radiator.

First Floor

Landing

Access to all first floor rooms, single radiator, loft hatch.

Bedroom One

15' 2" x 9' 10" (4.62m x 3.00m) Front aspect double glazed window, built in storage, single radiator.

Bedroom Two

11' 10" x 8' 11" (3.61m x 2.72m) Rear aspect double glazed window, single radiator.

Bedroom Three

8' 10" x 6' 10" (2.69m x 2.08m) Rear aspect double glazed window, single radiator.

Bathroom

6' 3" x 5' 11" (1.91m x 1.80m) Front aspect double glazed window, tiled flooring, double radiator, low level wc, pedestal wash basin, panel enclosed bath with shower.

Outside

Front Garden

Patio area outside the front of the property.

Rear Garden

Fence enclosed rear garden, patio area initially with steps leading to separate lawn at back of garden.

Council Tax Band